# PETITE'N FOR ZONING VACIANCE 235 A FROM AREA AND HEIGHT REGULATIONS (1, 59, 6)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles E. Roberts legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part reof,

hereby petition for a Variance from Section\_255.1\_ (238.2) to permit

side yard setbacks and a rear yard setback of 6 feet each in lieu of the required

30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship primarily because of the lot in question being only 50 feet wide and, therefore, incapable of being developed with 30 foot side yard setback requirements as well as a depth which makes it practically difficult and unreasonably hard to provide sensible and orderly parking without the requested variance. The orderly and reasonable development of the property is, therefore, virtually impossible without the requested

2. That the requested variances are in spirit and harmony with the Zoning Regulations and will in no way affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this, petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

MacKenzie Contract purchaser Lutherville, MD 21093

Le Alderman Petitioner's Attorney

s 305 West Chesapeake Avenue Towson, MD 21204

CORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of\_\_\_\_\_\_, 197x80 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

A. M.

County, on the 21st day of August 19380 at 10:450 clock

alentoe Md. 21152

Item #235 (1979-1980) Property Owner: Charles E. Roberts

Water and Sanitary Sewer:

There is a public 16-inch water main and 8-inch public sanitary sewerage in Beaver Dam Road. Service connections must be in accordance with Baltimore County Standards and Specifications.

> Elsuns NDies/2020 ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: ss

M. Flanagan

V-SE Key Sheet 66 NW 7 & 8 Pos. Sheets NW 17 B Topo 51 Tax Map

BALTIMORE COUNTY

**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 8, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave.

Zoning Administ, "tion

Bur au of

R. Bruce Alderman, Esquire 305 West Chesapeake Avenue Towson, Maryland 21204

> RE: Item No. 235 Petitioner - Charles E. Roberts Variance Petition

Dear Mr. Alderman:

Department of Traffic Engineering The Zoning Plans Advisory Committee has reviewed the plans State Roads Commission submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action Fire Prevention requested, but to assure that all parties are made aware of plans or Health Department problems with regard to the development plans that may have a bearing Project Planning on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of Building Department the requested zoning. Board of Education

> This currently unimproved property, zoned M.L.-I.M., is located on the northeast side of Beaver Lam Road just south of Cockeysville Road in the 8th Election District. Adjacent properties are similarly zoned and are improved with an office/warehouse building to the north, the Ward Machinery Company to the south and the Limestone Dinner Theatre to the west across Beaver Dam Road.

Because of your client's proposal to construct an office building on this narrow piece of property within six feet of the sides and rear pro rty lines, this Variance is required.

Particular attention should be afforded to the comments of the Office of Current Planning, concerning the possibility of sharing access with the Ward Machinery Company. This possibility should be explored and discussed fully at the time of the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Yery truly yours, NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

NBC:bsc Enclosures

cc: Lapicki/Smith Associates 617 Park Ave Baltimore, Md. 21201

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

July 14, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #235 (1979-1980) Property Owner: Charles E. Roberts N/ES Beaver Dam Rd. 205.79' S/E Cockeysville Rd. Existing Zoning: M.L.-I.M. Proposed Zoning: Variance to permit side and rear setbacks of 6' in lieu of the required 30' each. Acres: 0.122 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Beaver Dam Road, a recently reconstructed County road in this vicinity, is improved generally as a 50-foot closed section on a 70-foot right-of-way, expanded as indicated for the channelized intersection with Cockeysville Road (Drawings #74-0095 and 0096, File 5). No further highway improvements are proposed at this location at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

JOHN D. SEYFFERT

July 2, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore, County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #235, Zoning Advisory Committee Meeting, May 2/, 1980, are as follows:

Property Owner: Charles c. Roberts Location' NE/S Beaver Dam Pd. 205.79' SE Cockeysville Rd. Acres: 0.122 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

It is suggested that the access to the property be from the adjoining property. However, if this is not possible, the driveway must meet County standards as to width.

In Zeven bley John L. Wimbley Planner III Current Planning and Development

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

June 12, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 235 - ZAC - May 27, 1980

Property Owner: Charles E. Roberts NE/S Beaver Dam Road, 205.79' SE Cockeysville Rd. Existing Zoning: M.L.-I.M.

Proposed Zoning: Variance to permit side and rear setbacks of 6' in lieu of the required 30' each.

Acres: 0.122 District: 8th

Dear Mr. Hammond:

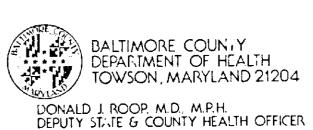
The requested variances to the side and rear setbacks are not expected to cause any traffic problems.

75

Michael S. Flanigan Engineer Associate II

Very truly yours,

MSF/hmd



July 12, 1980

Im. William R. Harmond, Zoning Counissioner Office of Flarring and Coming - Os algo Office is līdis ; - Lensel, islg 1: 1 - 2120

Lear In. Hammord:

Comments on Item #235, Zoning Advisory Committee Meeting of May 27, 1980, are as follows:

Fromerty Owner: Location: Chamles E. Roberts

15/S Beaver Dat. Ad. 205.75' CE Cockeysville Rd. M.L.-I.I.

Exisitry Zoning: Proposed Zoning: Variance to permit side and rear

required 30' each. 0.128 Acres: District:

hetropolitan water and sewer are available, therfore, no Health Hazards are anticipated.

IJF/MI

OR

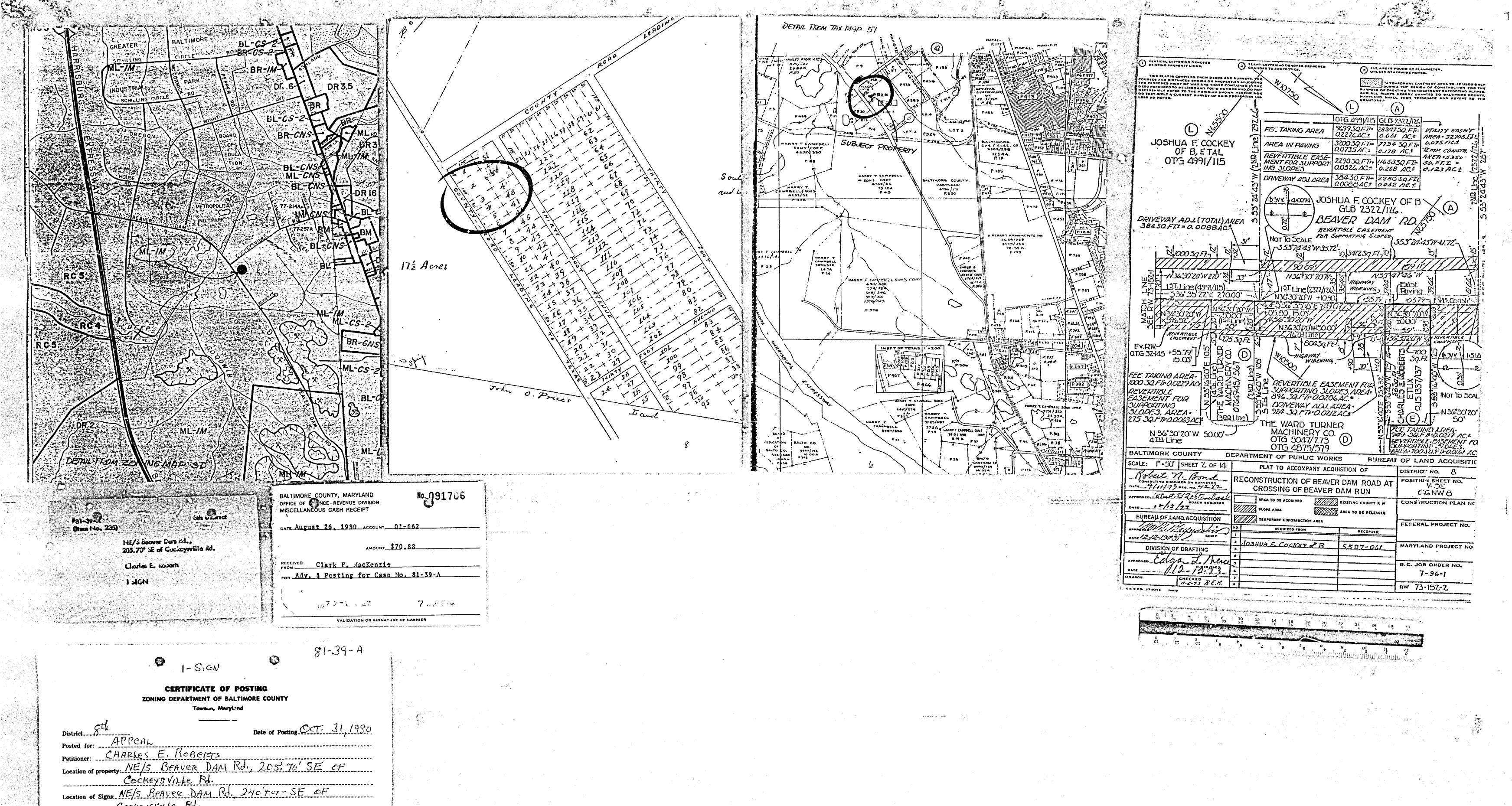
· · · ·

July 14, 1980

cc: J. Wimbley

Print .

setbacks of & in lieu of the



Cockeysville Rd.











the way to the way to be a second







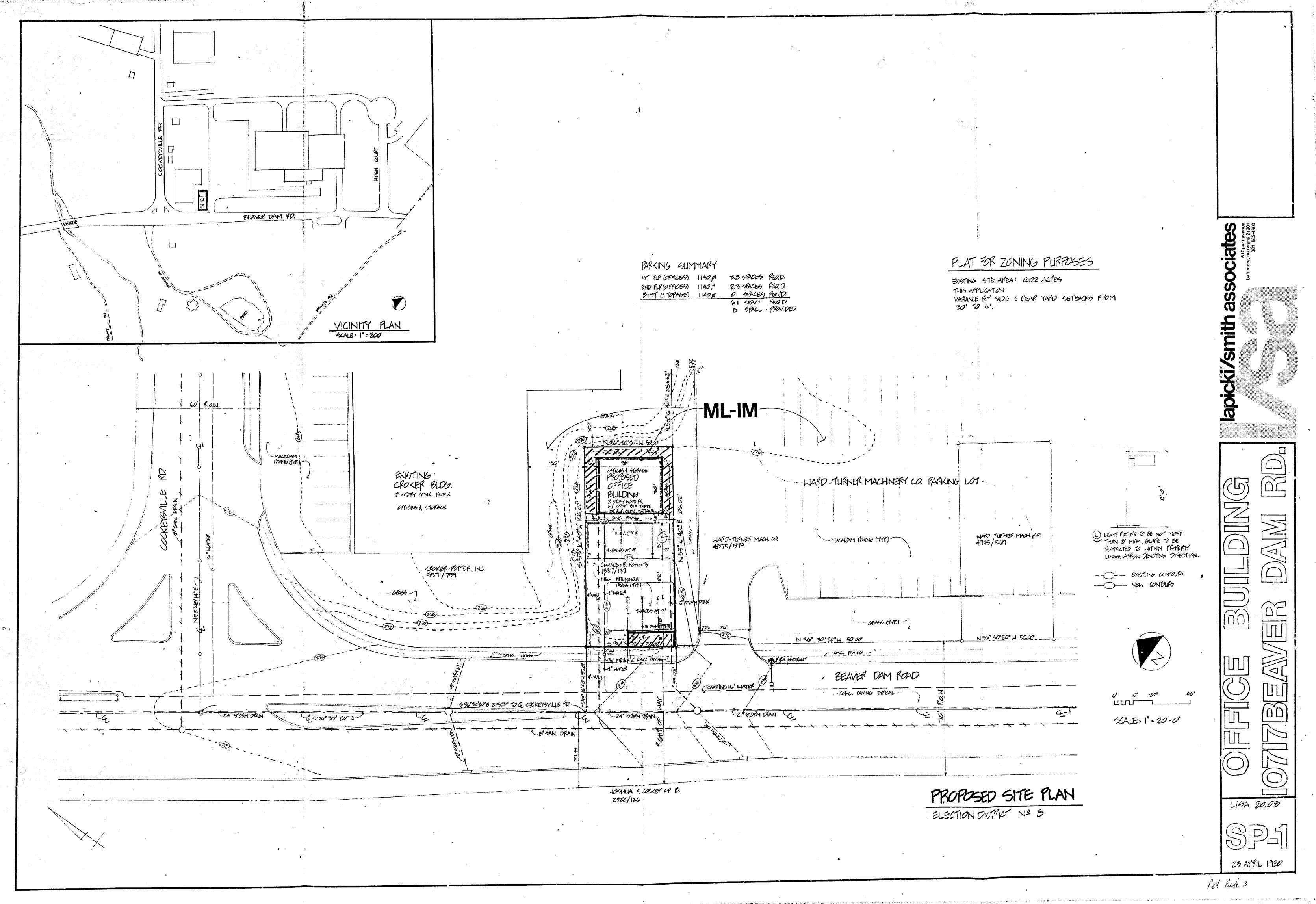


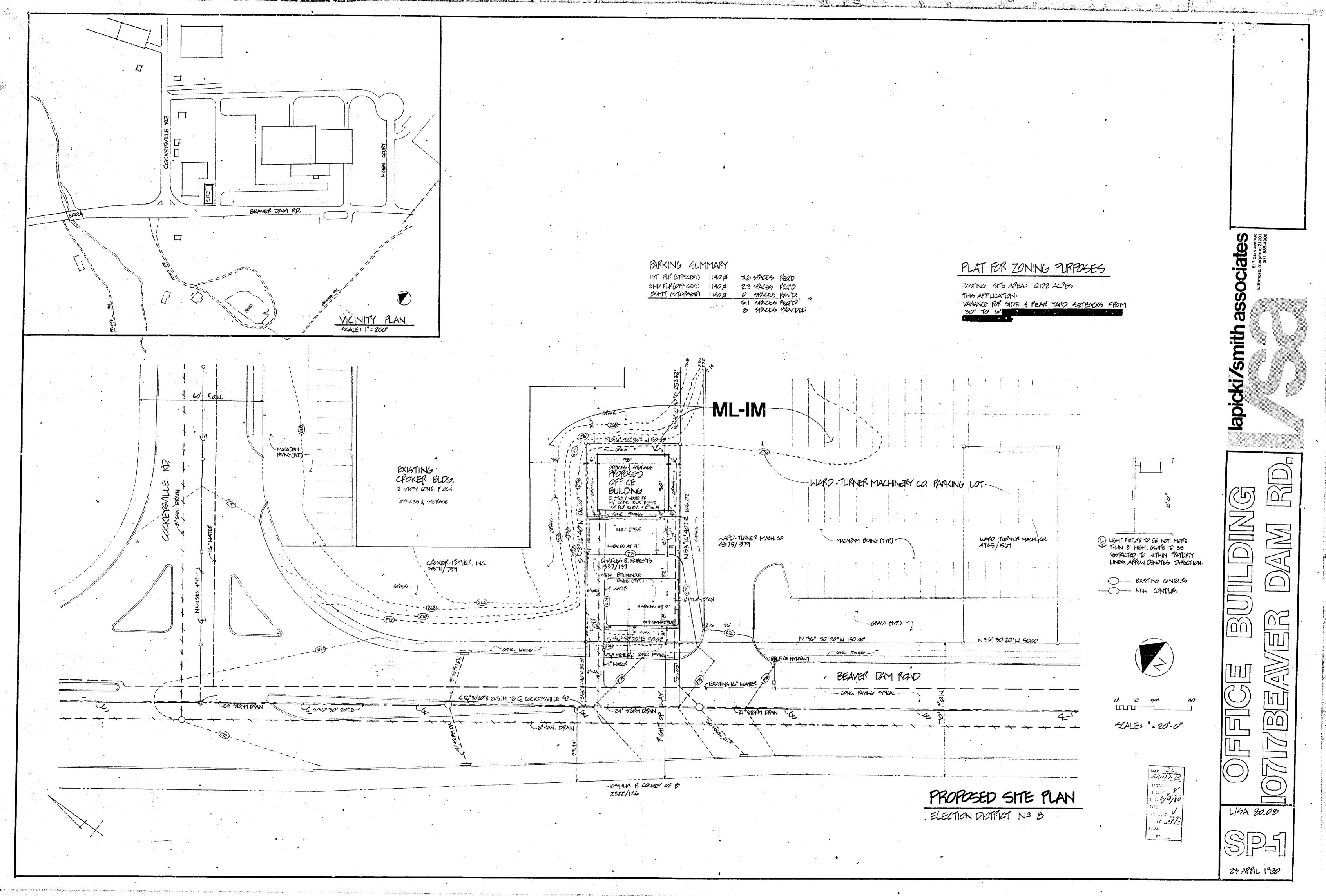


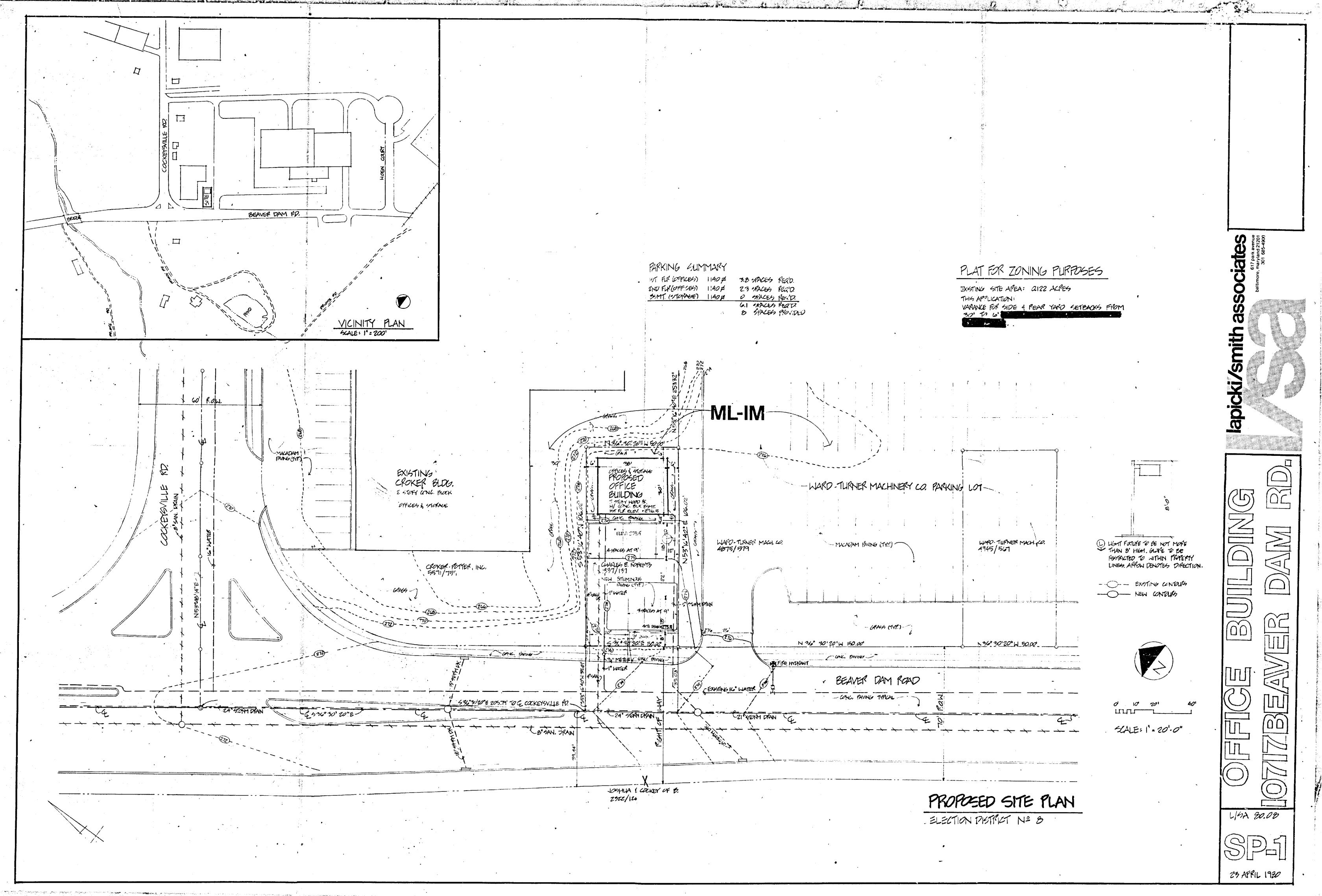




13-18 SW







Pursuant to the ad tisement, posting of property and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the inances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September , 1980, that the herein Petition for the Variance(s) to permit side yard setbacks and a rear yard setback of six (6) feet each in lieu of the required thirty (30) feet each should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Bartment of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES NE/S of Beaver Dam Rd., 205.70' SE of Cockeysville Rd., 8th District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 81-39-A

CHARLES E. ROBERTS, Petitioner

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 5th day of August, 1980, a copy of the aforegoing Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Clark F. MacKenzie, 10807 Falls Road, Lutherville, Maryland 21093, Contract Purchaser.

> 711, Decreamile John W. Hessian, III

GALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR.

July 10, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning Com Office Building Town, Maryland 21204

Comments on Item #35 Zoring Advisory Committee Meeting, May 27, 1980

Property Owner: Charles E. Roberts
Location: NLS Beaver Dam Road 205.79' SE Cockeysville Road Existing Zoning N.L. - I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 6' in lieu of the required 30' each.

District:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes. 

Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. In wood frame construction an exterior wall erected within 6' 0 of an adjacent In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Builling Code,

G. A change of occupancy shall be applied for, along with an alteration permit a change of occupancy shalf be applied for, along with an alteration permit application, and three required set s of drawings indicating how the atructure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction

It is assumed this is a new structure.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

RE: PETITION FOR VARIANCES NE/S of Beaver Dam Rd., 205.70' SE of Cockeysville Rd.,

8th District

1981.

BEFORE COUNTY BOARD OF APPEALS

CHARLES E. ROBERTS, Petitioner

BALTIMORE COUNTY

No. 81-39-A 

ORDER OF DISMISSAL

Petition of Charles E. Roberts for variances from Section 255.1 (238.2) to permit side yard setbacks and a rear yard setback of 6 feet each in lieu of the required 30 feet, of the Baltimore County Zoning Regulations, on property located on the northeast side of Beaver Dam Road, 205.70' southeast of Cockeysville Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed April 6, 1981 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestant-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestant-Appellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of April 6,

IT IS HEREBY ORDERED this 7th day of April, 1981, that said appeal be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John V. Trusty ohn V. Murphy, Acting Chairman BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Nicholas B. Commodari Zoning Advisory Committee

FROM Sharon M. Caplan .... Economic Development Comm. SUBJECT Item No. 235-Property Owner:

Charles E. Roberts Location: NE/S Beaver Dam Rd. 205.79' SE Cockeysville Rd. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10'.

Date\_June\_3\_\_1980\_\_\_\_\_

In lecognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

SMC:sdt

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1980

The state of the s

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: May 27, 1980

RE: Item No: 231, 232, 233, 234, 235, 236 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Une that Tourest Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

W. LEE THOMAS, P.A.

W. LEE THOMAS DAVID A. WILSON

SUITE 314 409 WASHINGTO' AVENUE TOWSON, MARYLAND 21204

AREA CODE 301

April 3, 1981

County Board of Appeals Room 219 Court House Towson, MD 21204

> Re: Case No. 91-39-A Petitioner - Charles E. Roberts Protestant - The Ward Machinery Co. Hearing Date: Tuesday, July 7, 1981 10 A.M.

Gentlemen:

Please dismiss the above-referenced appeal taken by my client, The Ward Machinery Co.

> Very truly yours, ( buil A. William David A. Wilson

cc: R. Bruce Alderman, Esquire Honorable William E. Hammond Mr. J. E. Dyer Mr. N. E. Gerber Mr. J. Hoswell John W. Hessian, III, Esquire The Ward Machinery Co.

SHAMROCK BUILDING

23,171 Square Foot (GLA) industrial building on approximately 3/4 of an acre located on the east side of Beaver Dam Road, 10815 Beaver Dam Rd., Cockeysville, Md. Original bldg. of 19,200 sq.ft. completed July 1974, expansion of 3,971 sq.ft. in 1978, second addition of 5,300 sq.ft. (GLA) under construction.

232 COCKEYSVILLE ROAD

3,100 Square Foot (GLA) office bldg. with approximately 2,806 square feet (GLA) leaseable space on approximately 2, out square reet (GLA) reaseable space on approximately 3/4 of an acre located on north side of Cockeysville Road. Completed December 1973. Expansion of 2 story office bldg. to the rear completed March 1979.

CROKER BUILDING 22,341 Square Foot (GLA) industrial building on approximately 9/10 of an acre on southeast corner of Cockeysville and Beaver Dam Roads, 243 Cockeysville Rd., Cockeysville, Md.

Completed October 1975.

PAUL H. REINCKE CHIEF

August 5, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Euilding
Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Charles E. Roberts

Location: NE/S Beaver Dam Road 205.79' SE Cockeysville Rd.

Item No: 235 Zoning Agenda: Meeting of 5/27/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER A HT

Noted and Approved: Fire

nd d: <u>LeoyLM Weiga</u> Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 8, 1980

R. Bruce Alderman, Esquire 305 W. Chesapeake Avenue Towson, Maryland 21204

> RE: Petition for Variance NE/S Beaver Dam Rd., 205.70\* SE of Cockeysville Rd Charles E. Roberts - Petitioner Case No. 81-39-A

Dear Mr. Alderman:

This is to advise you that \_\_\_\_\_\_ is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

WILLIAM E. HAMMOND Zoning Commissioner

WEH:sj

PROPERTY OF CHARLES E. ROBERTS
LOCATED AT 10717 BEAVER DAM ROAD

IN THE EIGHTH ELECTION DISTRICT OF BALTIMORE COUNTY

TAX MAP 51 BLOCK 3 PARCEL 251

BEGINNING for the same on the Northeast side of Beaver Dam Road (variable width as described on position sheet No. V-SE 66 NW8 of the Baltimore County Department of Public Works) at a distance of 205.79 feet Southeasterly from the centerline of Cockeysville Road, and at a distance of 35.01 feet from the centerline of Beaver Dam Road. Thence binding on the Northeast side of Beaver Dam Road running a course (1) \$36° 30' 20" E a distance of 50.00 feet to a point of intersection with the eleventh line of a lot conveyed by Ward B. Coe, Marguerite H. Coe, Leroy Y. Haile, Lillian S. Haile, Frank W. Proctor and Gladys B. Proctor to Charles E. Roberts and Hester J. Roberts by deed dated 16 March, 1944 and recorded among the land records of Baltimore County in Liber RJS No. 1337, folio 137. Thence binding with the eleventh and twelfth lines of said deed the following courses and distances: (2) N53° 16' 40" E a distance of 106.02 feet; and (3) N36° 30' 20" W a distance of 50.00 feet. Thence leaving said line and running a course \$53° 16' 40" W a distance of 106.02 feet to the point of beginning.

BEING that same parcel of land which was laid out on a plat of Sherwood Park Estate and identified as Lot No. 3 which plat is recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 2 folio 64 dated 11 November 1885.

CONTAINING 0.122 acres more or less and located in the Eighth Election District of Baltimore County in the State of Maryland.

-

filer

AREA CODE 301

W. LEE THOMAS DAVID A WILSON

SUITE 314 300 WASHINGTON AVENUE TOWSON, MARYLAND 21204

W. LEE THOMAS, P. A.

ALTORNEYS AT LAW

....

April 3, 1981

County Board of Appeals
Room 219
Court House
Towson, MD 21204

Re: Case No. 81-39-A
Petitioner - Charles E. Roberts
Protestant - The Ward Machinery Co.
Hearing Date: Tuesday, July 7, 1981
10 A.M.

Gentlemen:

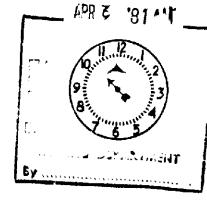
Please dismiss the above-referenced appeal taken by my client, The Ward Machinery Co.

Very truly yours,

Lunda willer

David A. Wilson

DAW:1j1
cc: R. Bruce Alderman, Esquire
Honorable William E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. Hoswell
John W. Hessian, III, Esquire
The Ward Machinery Co.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

July 29, 1980

John D. Seyffer, Director

FROM Office of Planning and Zoning
SUBJECT Petition No. 81-39-A Item 235

Petition for Variances for side and rear yard setbacks

Northeast side of Beaver Dam Road, 205.70 feet Southeast of Cockeysville Road

Patitioner- Charles E. Roberts

Eighth District

HEARINC: Thursday, August 21, 1980 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

September 17, 1980

RE: Petition for Variances

Deputy Zoning Commissioner

I have this date passed my Order in the above captioned matter in accordance

Very truly yours,

NE/S of Beaver Dam Rd., 205.70' SE

Charles E. Roberts - Petitioner

NO. 81-39-A (Item No. 235)

of Cockeysville Rd. - 8th Election District

John D. Seyf at Director
Office of Planning and Zoning

JDS.JGH:ab

( # | # | OTHER CELETATE IS GIVEN TOWNER MARYLAND 21204 494-3050

R. Bruce Alderman, Esquire

305 West Chesapeake Avenue

Towson, Maryland 21264

Dear Mr. Alderman:

with the attached.

JMHJ/mc

Attachments

cc: David A. Wilson, Esquire

People's Counsel

409 Washington Avenue
Towson, Maryland 21204

John W. Hessian, III, Esquire

Suite 314

CONMAND B MAILINE

ZONING COMMISSIONLIN

July 21, 1980

R. Bruce Alderman, Esquire 305 W. Chesapeake Avenue Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - NE/S Beaver Dam Road, 205.79' SE of Cockeysville Road - Charles I. Roberts Case No. 81-39-A

DATE: Thursday, August 21, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BAUTIMORE COUNTY

cc: Clark F. MacKenzie 10807 Falls Road Lutherville, Maryland 21093

W. LEE THOMAS, P.A. 🔘

0

Honorable William E. Hammond

October 2. 1

October 2, 1980

\_\_\_\_\_

Certificate of Mailing

I hereby certify that on this 2nd day of October, 1980, a copy of the aforegoing Notice of Appeal was mailed, postage prepaid, to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, attorney for the Petitioner, Charles E. Roberts, and to John W. Hessian, III, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, People's Counsel.

David A. Wilson

W. LEE THOMAS, P. A. SUITE 314 409 WASHINGTON AVENUE TOWSON, MARYLAND 21204

AREA CO:/E 301

October 2, 1980

Honorable William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Petition for Variances NE/S Beaver Dam Road, 205.70' SE of Cockeysville Road - 8th Election District; Charles E. Roberts - Petitioner No. 81-39-A (Item No. 235); Notice of Appeal

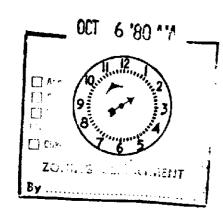
#### Mr. Commissioner:

W. LEE THOMAS

Please note the appeal of The Ward Machinery Company, 10615 Beaver Dam Road, Cockeysville, Maryland 21030, from the Order passed in the above-referenced proceeding on September 17, 1980 granting the variances requested by the Petitioner.

A check in the amount of \$35.00, payable Baltimore County, Maryland, is enclosed herewith for the costs of this appeal.

> David A. Wilson, Attorney for The Ward Machinery Company Suite 314, 409 Washington Ave. Towson, Maryland 21204 296-6777



W. LEE THOMAS. P. A. ATTORNEYS AT LAW SUITE 314 409 WASHINGTON AVENUE

ART.A CODE 301 296-6777

W. LEE THOMAS DAVID A. WILSON

TOWSON, MARYLAND 21204

October 2, 1980

Honorable William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

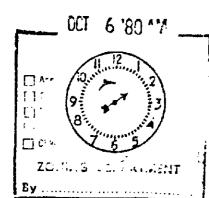
> Re: Petition for Variances NE/S Beaver Dam Road, 205.70' SE of Cockeysville Road - 8th Election District; Charles E. Roberts - Petitioner No. 81-39-A (Item No. 235); Notice of Appeal

# Mr. Commissioner:

Please note the appeal of The Ward Machinery Company, 10615 Beaver Dam Road, Cockeysville, Maryland 21030, from the Order passed in the above-referenced proceeding on September 17, 1980 granting the variances requested by the Petitioner.

A check in the amount of \$35.00, payable Baltimore County, Maryland, is enclosed herewith for the costs of this appeal.

> David A. Wilson, Attorney for The Ward Machinery Company Suite 314, 409 Washington Ave. Towson, Maryland 21204 296-6777



494-3180

County Board of Appeals Room 219, Court House Towson, Maryland 21204

March 18, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2 b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-39-A

ASSIGNED FOR:

CHARLES E. ROBERTS

For VARIANCE from Section 255.1 to permit side yard setbacks and rear yard setback of 6' each in lieu of the required 30'

NE/S Beaver Dam Rd. 205.70' SE Cockeysville Rd.

7/80 - D.Z.C. GRANTED PETITION

Counsel for Petitioner

Counsel for Protestant

People's Counsel

TUESDAY, JULY 7, 1981 at 10 a.m.

Petitioner

cc: R. Bruce Alderman, Esq. Mr. Charles E. Roberts

Dayld A. Wilson, Esq. John W. Hessian, III, Esq.

Mr. W. E. Hammond Mr. J. E. Dyer

Mr. J. Hoswell

Mr. N. E. Gerber

Edith T. Eisenhart, Adm. Secretary

W. LEE THOMAS, P. A.

October 2, 1980

Honorable William E. Hammond

## Certificate of Mailing

I hereby certify that on this 2nd day of October, 1980, a copy of the aforegoing Notice of Appeal was mailed, postage prepaid, to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21204, attorney for the Petitioner, Charles E. Roberts, and to John W. Hessian, III, Esquire, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, People's Counsel.

3/18/81 - Notified of appeal hearing scheduled for TUESDAY, JULY 7, 1981 ct 10 a.m.

R. Bruce Alderman, Esq. Charles E. Roberts David A. Wilson, Esq. John W. Hessian, III, Esq. Mr. J. E. Dyer Mr. W. E. Hammond Mr. N. E. Gerber Mr. J. Hoswell

Suite 314 - 409 Washington Ave.

Dear Mr. Wilson:

David A. Wilson, Esq.

Towson, Md. 21204

494-3180

Re: Case No. 81-39-A Charles E. Roberts

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

County Board of Appeals

Room 219, Court House

Towson, Maryland 21204

April 7, 1981

Very truly yours,

June Holmen, Secy.

Encl.

cc: Mr. Charles E. Roberts R. Bruce Alderman, Esq. J. W. Hessian, Esq. J. E. Dyer William Hammond Jean Jung N. E. Gerber J. Hoswell

WILLE THOMAS

W. LEE THOMAS, P. A. ALTORNEYS AT LAW 86421 944 400 WASHINGTON, AVENUE TOWSON, MARYLAND PERO I

AREA CODE 30E

ZONING:

LOCATION:

April 3, 1981

County Board of Appeals Room 219 Court House Towson, MD 21204

> Re: Case No. 81-39-A Petitioner - Charles E. Roberts Protestant - The Ward Machinery Co. Hearing Date: Tuesday, July 7, 1981 10 A.M.

Gentlemen:

Please dismiss the above-referenced appeal taken by my client, The Ward Machinery Co.

> Very truly yours, 1 med 12 William

David A. Wilson

DAW:1jl cc: R. Bruce Alderman, Esquire Honorable William E. Hammond Mr. J. E. Dyer Mr. N. E. Gerber Mr. J. Hoswell John W. Hessian, III, Esquire

The Ward Machinery Co.

PETITION FOR VARIANCES

8th District

Petition for Variances for side and rear yard setbacks

Northeast side of Beaver Dam Road, 205.70 feet Southeast of Cockeysville Road

Thursday, August 21, 1980 at 10:45 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setbacks and rear yard setback of 6 feet each in lieu of the required 30 feet

The Zoning Regulations to be excepted as follows:

Section 255.2 - Area Regulations Section 238.2 - Side and rear yard setbacks

All that parcel of land in the Eighth District of Bastimore County

Being the property of Charles E. Roberts, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, August 21, 1980 at 10:45 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

•	
	RESUME OF
	CLARK F. MacKENZIE
BUSINESS ADDRESS:	10807 Falls Road - Suite 201 Lutherville, Maryland 21093 (301) 821-8585
HOME ADDRESS:	Box 58, Gadd Road Cockeysville, Maryland 21030
MARITAL STATUS:	Married, Four Children
BIRTH DATE:	March 11, 1941
GRADUATE:	High School - Lawrenceville School, Lawrenceville- N.J. College - The University of Virginia, Bachelor of Science in Finance (June, 1963)
BUSINESS EDUCATION:	Real Estate Courses Taken and Passed: American Institute of Real Estate Appraisers Course I, Theories and Principles June, 1964, University of Virginia Course II, Real Estate Appraisal Problems July, 1964, University of Virginia
•	Course IV, Condemnation March, 1966, University of Georgia Real Estate Board of Baltimore City Examination III, Rural Properties September, 1968 Johns Hopkins Evening College:
	Introduction to Commercial and Industrial Real Estate Real Estate Management Real Estate Law Investment Banking
	American University: Ninth Institute or Tax Planning in Real Estate Real Estate Seminars:
	Condemnation Seminar, Oct., 1972 (Developer's Viewpoint) Presented by The Society of Real Estate Appraisers Condemnation Seminar, Oct., 1973 (Mock Trial)
	July, 1962, Obtained Real Estate License State of Maryland

BUSINESS BACKGROUND:	Sept., 1963, joined Cou as Real Estate Apprais specialized in Condemn in Baltimore County, M various appraisal cour years was Chief Apprai March, 1968, Purchased County Appraisers, Inc name to Metropolitan A April, 1968 - Dec. 1972 period several commerc were de eloped and the Brokerage Firm of Mack Inc., was created.  Jan., 1973 to Present, Inc., merged the inter Metropolitan Appraisal Metropolitan Appraisal Metropolitan Managemen Clark F. Mackenzie ser of this Company compos employees.  Mr. Mackenzie has deve projects either singly partners. All have ex mortgages which must b get the net value to t	iser. This Company mnation Appraisals Md. Completed urses and in later aiser for the Firm. d the Assets of nc. and changed Appraisal Services, 72, during this rcial properties he Real Estate cKenzie & Associates MacKenzie & Associates MacKenzie & Associates MacKenzie & Associates erests of both al Services and ent Services, Inc. erves as the Preside osed of 7 additional veloped the following a subtracted to		
PROJECT NAME	DESCRIPTION			
Residential:				
STILLPOND	44 - 2½ story condominiums	\$1,600,000.		
THE BEECHES	<pre>61 - 1 and 2 story condominuims with basements</pre>	\$4,300,000.		
STONE OAKS	40 - 2 story condominiums with basements			
	Dudemened	\$1,650,000.		
GREENCROFT	79 Large Lot Subdivision - 252 acres	\$1,650,000. \$2,150,000.		
GREENCROFT  Commercial:	79 Large Lot Subdivision -			
	79 Large Lot Subdivision -			
Commercial:	<pre>79 Large Lot Subdivision - 252 acres 24,500 sq.ft. shopping center</pre>	\$2,150,000.		

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MAPKET VAI			
Commercial: (Cont.)	•	•			
TRED AVON SQUARE*	Phase I - 72,200 sq.ft.shopping center with 18 tenants	\$2	\$2,500,000.		
	Phase II - 55,500 sq.ft.shopping center with 10 tenants	•	2,500,000.		
	Plus Additional 12 ac.t		500,000.		
SCOTT ADAM VILLAGE*	6,100 sq.ft. retail building with 4 tenants				
KENILWORTH BAZAAR*	166,000 sq.ft. enclosed mall shopping center	\$7	,500,000.		
RUSTY SCUPPER*	9,600 sq.ft. Restaurant	\$1	,200,000.		
Industrial:	•				
SHAMROCK BUILDING*	28,000 sq.ft.industrial building with 7 tenants	. \$	425,000.		
THE CROKER BUILDING	22,000 sq.ft. industrial buildin with 4 tenants	g \$	500,000.		
Office Buildings:					
MacKENZIE BullDing*	21,720 sq.ft. Multi-Tenant Suburban 2 story professional office building	\$	950,000.		
CENTRAL SAVINGS BANK BLDG. (Severna Park)	2 story Bank and Office Building with 6 tenants - 8,856 sq.ft.	\$	375,000.		
232 COCKEYSVILLE RD.*	6,900 sq.ft. 1-story Office Building on 1 acre		300,000.		
609 BOSLEY BLDG.*	3,400 sq.ft. 2½ Story Office Building	\$	225,000.		
THE BERKSHIRE BUILDING*	4,600 sq.ft. 2-story Office Building	\$	225,000.		
GREEN SPRING VILLAGE*	18,880 sq.ft. Professional Bldg.	\$	950,000.		
THE BOSLEY BUILDING*	5 story Office Building approxi- mately 24,800 net rentable square feet		,500,000.		

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE
Miscellaneous		
PADONIA RACQUETBALL COURT*	8 Court Racquetball Bldg.	\$ 500,000.
Presently, Mr. MacKenzion the advanced planning are commercial in nature	e has the following projects who g stages or are underway. All c e:	ich are either of these projects
1823 NORTH YORK ROAD*	5,000 sq.ft. Office Building consisting of converted house and new addition	
		\$ 230,000.
1526 NORTH YORK ROAD*	Nichi Bei Kai Restaurant on approximately 1/2 acre	\$ 325,000.
658 KENILWORTH DRIVE	24,900 sq.ft. 2-story elevator Office Building in Towson	\$1,200,000.
8422 BELLONA LANE	23,000 sq.ft. 2½-story Office Building facing Beltway	\$1,200,000
	22,152 sq.ft. 2½-story Office Building just north of Stevenson Lane	\$1,200,000
*NOTE: Mr. MacKenzie st in those marked	ill retains his percentage of with an *.	

Pet Ey-h la

October 1, 19

October 1, 1979

October 1, 1979

October 1, 1979

PAST ACHIEVEMENTS:

Past President 1969-1971 Central Baltimore County Chamber of Commerce.

As Appraiser and Consultant, Mr. MacKenzie has completed over 750 appraisals in the past 15 years with combined appraisal value exceeding \$350,000,000.00. These include appraisals for:

Baltimore County Board of Education Baltimore County Revenue Authority Baltimore County Bureau of Land Acquisition Baltimore County Solicitor's Office Baltimore Gas & Electric Company Baltimore Life Insurance Company Bendix Corporation Chesapeake National Bank Circuit Court of Baltimore County County Appraisers, Inc. Department of Law - State of Maryland Department of Public Improvements state of Maryland Getty Oil Company Goucher College Martin-Marietta Company Maryland State Highway Administration Mobil Oil Corporation Office of Law - Anne Arundel County Real Estate Department of Balto. City Reisterstown Federal Savings and Loan Association

Shell Oil Company

BUSINESS ASSOCIATIONS:

MacKenzie & Associates, Inc., President
Baltimore County Appraiser's Society
Senior Residential Appraiser - Society
of Real Estate Appraisers
Licensed Real Estate Broker - State of
Maryland
Real Estate Board of Greater Baltimore
Past Member - Board of Directors
Past Chairman - Baltimore County Division
National Association of Real Estate Boards
National Institute of Real Estate Brokers
Maryland Association of Real Estate Boards
American Right of Way Assoc., Chap.No. 14
Central Baltimore County Chamber of Commerce

Toll Facilities Division, Maryland State

Highway Administration

Attorneys and Landowners

BUSINESS REFERENCES:

J. Stevenson Peck, Chairman of the Board The Union Trust Company of Maryland

Francis G. Riggs, Vice President Riggs, Counselman, Michaels & Downes

John White, Senior Vice President The Baltimore Life Insurance Company

John A. Luetkemeyer, Jr. President Continental Realty

Alvin Wolpoff, C.P.A.

Wolpoff & Company

Mac Kenzie & Associates Inc.

President
CLARK F. MACKENZIE
Vice Presidents
GAPY T. GILL
DAVID R. HORN

DAVID R. HORN
Assistant Vice President
JOHN F. EYRING III
Consulting Engineer
GEORGE A. REIER

R. Bruce Alderman, Esquire White, Mindel, Clarke & Hill 305 W. Chesapeake Avenue Towson, Maryland 21204

RE: Charles F. Roberts Property
E/s Beaver Dam Road
Case #81-39-A
Petition for Variances before
the Zoning Commissioner of Balto.
County

August 21, 1980

Dear Mr. Alderman:

In an effort to set forth various facts concerning the abovereferenced property in preparation for the Zoning Hearing, I thought it advisable to put together a brief report that you may wish to use in presenting testimony at the Hearing.

LOCATION OF PROPERTY:

The subject tract is located on the East side of Beaver Dam Road approximately 200 feet south of the intersection of Beaver Dam Road and Cockeysville Road in the 8th Election District, Baltimore County, Maryland. It is further noted as Parcel 251 as shown on Tax Map 51 prepared by the State Department of Assessments and Taxation.

SIZE OF PROPERTY:

The subject tract measures 50' x 125' and contains 6,250 square feet, or 0.1435 acrest.

ZONING:

ML-IM

REALTORS - DEVELOPERS - CONSULTANTS
Green Spring Village Professional Building
10807 Falls Rd., Lutherville, Md. 21093
(301) 821-8585

R. Bruce Alderman, Esquire August 21, 1980 Page Two

UTILITIES:

The subject site is served by complement of metropolitan utilities, including a 16" water line in Beaver Dam Road, 8" sanitary sewer line in Beaver Dam Road, 24" storm drain in Beaver Dam Road, with electricity and telephone services also available to the subject site.

ASSESSMENT DATA:

See Schedule "A" attached hereto.

HISTORY OF PROPERTY:

For over a year I have been looking for a small site in the Cockeysville Road-Beaver Dam Road area to erect additional offices to serve what I believe is strong demand for office uses which cannot be properly served by the Hunt Valley Business Community. Rental rates charged by Hunt Valley are such that any small service-oriented office uses cannot afford the rent structure and, therefore, seek offices in other buildings as close as possible to Hunt Valley. Recently, I have constructed two small office buildings within 1,000 yards of the subject site and to date have experienced 100% occupancy and excellent demand for such space. One of my associates discovered this small site approximately 9 months ago, and in February I entered into contract to purchase the tract of ground from Mr. Charles E. Roberts. A check of the Land Records indicates that Mr. Roberts and his wife purchased the property in 1944. Over the years through a number of out-conveyances, what was once a 116 acre parcel reduced in size to the subject tract. Most of the surrounding property owned by Mr. Roberts has now been developed as J & S Industrial Park and supports large industrial buildings. Until recently, the subject tract was improved by a small dwelling. However, the widening of Beaver Dam Road resulted in the razing of said building and, as a result, the site is presently unimproved.

Mac Kenzie & Associates Inc. Green Spring Village Professional Building Suite 301 10807 Falls Rd., Lutherville, Md. 21093 (301) 821-8585

-6-C C. + C. / 2

October 1, 1979

The state of the s

October 1, 1979 6.7

R. Bruce Alderman, Esquire August 21, 1980 Page Three

#### HIGHEST AND BEST USE:

As a result of the size and dimensions of the subject tract, it is obvious that the subject site does not lend itself to industrial use. It is, however, ideally located for a compact office building, which more than likely would be utilized by a single tenant, such as an engineering firm, architectural firm, or some other service-oriented business which relies heavily upon contacts with the major corporations located in or around the Hunt Valley business district.

#### PROPOSED BUILDING:

The proposed building as depicted on the Zoning Plat has dimensions of 38' frontage with a depth of 30'. It is contemplated to be two stories with a full basement. Total square footage of this 3 story structure, therefore, would be 3,420 square feet. Based upon the planned use of office and storage, 6.1 parking spaces are required, and the plan indicates that 8 spaces, including one for the handicapped, will be provided on-site.

### VARIANCE REQUEST:

As indicated in the petition, we are requesting a variance for a side and rear yard setback from 30' to 6'.

#### FEASONS FOR REQUEST:

- 1) As was indicated previously in this report, the ownership of this parcel is separate and distinct and is indicated as a separate parcel in both the Land Records and Tax Assessm it Records. It is the sole remaining land owned by Mr. Roberts in this area and has been further reduced by the recent widening of Beaver Dam Road. I believe that Mr. Roberts or any subsequent owner is entitled to the fair utilization of the property under the Highest and Best Use doctrine which, under present zoning regulations, is impossible without the variance.
- 2) Implementation of a 30' side and rear yard setback totally prevents any building whatsoever on the site and would result in only certain limited uses under the ML zoning, such as outside storage.

Mac Kenzie & Associates Inc. Green Spring Village Professional Building Suite 301 10807 Falls Rd., Lutherville, Md. 21093 (301) 821-8585

E. bruce Aldarman, Esquire 303 West Courseske Avenue Towsen, Maryland 2:204

ces Inpicki à timità Assec. 617 Fack Ave. Balton hid. 21201

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this of Jap

> WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Charles L. Roberts Petitioner's Attorney E. Bruce Adermies, Esq. Reviewed by: Jucholas D. Commodere Nicholas B. Commodari

Chairman, Zoning Plans Advisory Committee

Number of Signs: ON'C

81-39-A

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

oth
District Date of Posting 406, 1780
Posted for: PETITION FOR VARIANCES
District 8  Date of Posting AUG. 1, 1980  Posted for: Petitioner: CHARLES E. Roberts  Petitioner: CHARLES E. Roberts
Location of property: NE/S BEAVER DAM Pd. 205,70 SE OF
Location of property: NE/S BEAVER DAM Pd. 205,70 SE OF  Cockeys Ville ROAD
Location of Signs: NE/S BRAVER DAM Rd. 240'tos-SE OF Cockeys VILLE Rd.
Cockeys VILLE Rd.
Proceedings A
Posted by Floring L. Roland Date of return AUG. 8, 1980
Posted by Signature  Date of return:

R. Bruce Alderman, Esquire August 21, 1980 Page Four

- 3) The razing of the dwelling which was previously on the site eliminates this residential use, which was enjoyed for many years. Unfortunately, the Manufacturing Light zoning classification does not permit residential uses unless they are non-conforming, so that it would be impossible to construct a new dwelling on the site. In view of the many industrial buildings and resulting traffic surrounding the site, this use would not be advisable in any event.
- 4) I believe that the adjacent industrial uses would not be affected by the proposed building and request for variances and, in fact, would be better served by clean, compact, small office structure rather than the other uses which could be made on the site (example: outside storage of various materials).
- 5) Location, size, and general concept of the planned building and site improvements were carefully reviewed by Mr. Donald Smith of Lapicki/Smith Associates, Architects for the job. We believe that the planned building provides the best layout possible with parking in the front of the site, and excellent drainage for the building and site to the existing storm drains system in Beaver Dam Road. By going to a multi-level building, we are able to provide additional parking for the proposed use.

#### CONCLUSIONS:

PETITION FOR VARIANCES

There is no question in my mind that the property owner would suffer practical difficulty and unreasonable hardship should strict compliance with the ML zoning side and rear yard setbacks be followed. Simple mathematics dictate that a site 50' in width will leave no land available for a building if strict adherence is made to the 30' setback for each side yard. In the case of the subject tract, the only other alternative would be to request a change in the zoning classification which would permit construction of a building. However, this, more than likely, would constitute spot zoning and, as a result, would not be advisable. This case is a perfect model for the implementation of the requested variances due to the many circumstances mentioned previously.

> MacKenzie & Associates Inc. Green Spring Village Professional Building Suite 301 10807 Falls Rd., Lutherville, Md. 21093 (301) 821-8585

BEA DISTRICT	— ் ை பரியி	
ING: Petition for Variances side and rear yard sebacks ATION: Northeast side of Bear-Dam Road, 205.70 feet Southest of Cockeysville Road E & TIME: Thursday, August 1990 at 10:45 A.M. LIC HEARING: Room 106,	CERTIFICATE OF PUBLICATION	N
unty Office Building, 111 W.		
iryland	TOWSON, MD., July 31 , 1	19_80
ne Zoning Commissioner of Bal- ire County, by authority of the ing Act and Regulations of Bal- ire County, will hold a public	THIS IS TO CERTIFY, that the annexed advertisement	was
ing: stition for Variances to permit yard setbacks and rear yard ack of 8 feet each in lieu of the	published in THE JEFFERSONIAN, a weekly newspaper pri	inted
dre 30 feet he Zoning Regulations to be ex-	and published in Towson. Baltimore County, Md., number	openác
ed as follows: los 255.2—Area Regulations los 238.3—Side and rear yard acks	of Que_time reconstruction the2lst	
that parcel of land in the th District of Bultimore County ginning for the same on the	day ofAugust, 19_80_, the first public	ation
heast side of Beaver Dam Road able width as described on pos- sheet No. V-SE 66 NW8 of the	app aring on theday of uly	
more County Department of lc Works) at a distance of 9 feet Southeasterly from the	198 <b>0</b>	
riine of Cockeysviile Road, and distance of 35.01 feet from the criine of Beaver Dam Road.	. THE IFFERSONIAN	J.
of Beaver Dam Poad running urse (1) \$ 35° 30° 20" E a dis-	L. Frank Strupton	·•
e of 50.00 feet to a point of in- ection with the eleventh line of t conveyed by Ward B. Coe,		
querite H. Coe, Leroy Y. Paliean an S. Haile, Frank W. Proctor Gladys B. Proctor to Charles E.	Cost of Advertisement, \$ 31 -	
erts and Hester J. Roberts by dated 16 March, 1944 and re-		
ed among the Land Records of imore County in Liber RJS No. folio 137. Thence binding with		
eleventh and tweifth lines of said the following courses and dis- es: (2) N 53° 16′ 40″ E a dis-		
e of 106.02 feet; and (3) N 36°   30" W a distance of 50.00 feet. nee leaving said line and run-		
a course S 53° 16′ 40° W a dis- e of 106.02 feet to the point of nning.		
ing that same percel of land th was laid out on a plat of wood Park Estate and identi-		
as Lot No. 3 which plat is re-		
imore County in Plat Book a.s. No. 2 folio 64 dated 11 No- ber 1985.		grafier to de
ntaining 0.122 acres more or less to located in the Eighth Election rict of Baltimore County in the		
e of Maryland.	BALTIMORE COUNTY, MARYLAND	E' A
erts, as shown on plat plan with the Zoning Department. aring Date: Thursday, August	OFFICE OF NCE - REVENUE DIVISION	54
1960 at 10:45 A.M. iblic Hearing: Room 106, County	MISCELLANEOUS CASH RECEIPT	
re Builling, 111 W. Chesapeake ; nue, Towson, Maryland	PATE	
By Order Of WILLIAM E. HAMMOND,	DATE July 21, 1980 ACCOUNT 01-662	<del></del>
Zoning Commissioner of Baltimore County 31,		
and the latest and the second second	AMOUNT \$25,00	
	FROM: R. Bruce Alderman, Esquire	
	FOR Filing Fee for Case No. 81-19-A	
		<del></del>

130272.4 21

VALIDATION OR SIGNATURE OF CASHIER

R. Bruce Alderman, Esquire August 21, 1980 Page Five

I trust that the above information will be helpful in presenting our case to the Zoning Commissioner on August 21st.

CFM: nm

SCHEDULE "A"

August 19, 1980

ROBERTS PROPERTY

PROPERTY DATA FROM BALTIMORE COUNTY TRANSFER OFFICE:

TAXPAYER: Charles E. Roberts MAILING ADDRESS: Glencoe, Maryland 21070

PROPERTY LOCATION: Sherwood Park Estates P East side Beaver Dam Road Map 51 Block 3 Parcel 251

SIZE: Front 50' x 125' Side 1 Back 50' x 125' Side 2

LEGAL REFERENCE: Liber 1337 Folio 137

TAX ASSESSMENT ACCT. # 08-18-047375

79/80 ASSESSMENT: Land \$2225 Improvements -0-Total \$2225

80/81 ASSESSMENT: Land \$2110 Improvements -0-Total \$2110

Partial Transfer dated 1/18/80 Baltimore County, Md. 18-00-013293 #32350 (Prt. Lt. 3)

PRT LT 3 18-00-013293 Balto.Co., Md. ES Beaver Dam Rd. 160 SE Cockeysville Rd. 05-RW-73-152-2 Map 51 Block 3 Parcel 00

> Ft. 50 x 18.98 Liber 6125 Folio 472 50 x 19 Book 2 Folio 64

80/81 Assessment Summary

Land \$115 EXEMPT E-6894 Total \$115

Mac Kenzie & Associates Inc. Green Spring Village Professional Building Suite 301 10807 Falls Rd., Lutherville, Md. 21093 (301) 821-8585

PETITION FOR VARIANCES The Essex Times 8th District
Zoning: Petition for Variances for side and rear yard setbacks. Location: Northeast side o Beaver Dam Road, 205.70 feet South ast of Cockeysville Hoad. Date & Time: Thursday, This is to Certify, That the annexed August 21, 1980 at 10:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore was inserted in The Essex Times, a newspaper County, will hold a public printed and published in Baltimore County, once in hearing Petition for Variances to permit side yard setbacks and ane successive rear yard setback of 6 feet each in lieu of the required 30 feet. The Zoning Regulations to be weeks before the excepted as follows: Section 255.2 - Area Regulations
Section 238.2 - Side and rear yard setbacks. All that parcel of land in the Eighth District of Baltimore County
BEGINNING for the same on the Northeast side of Beaver Dam Road (variable width as described on position sheet No. V-SE 66 NW8 of the Baltimore County Department of Public Works) at a distance of 205.79 A STATE OF THE STA feet southeasterly from the centerline of Cockeysville Road Po. 091798 BALTIMORE COUNTY, MARYLAND and at a distance of 35.01 feet OFFICE OF FIN REVENUE DIVISION from the centerline of Beaver Dam Road. Thence binding on MISCELLANEOUS CASH RECEIPT the northeast side of Beaver Dam Road running a course (1) \$36° 30' 20" E a distance of DATE October 15, 1980 CCOUNT 01-662 50.00 feet to a point o intersection with the eleventh line of a lot conveyed by Ward B. Coe, Marguerite H. Coe, Leroy Y. Haile, Lillian S. Haile, Frank W. Proctor and Gladys AMOUNT \$35.00 " B. Froctor to Charles E. FROM: W. Lee Thomas, Esquire Roberts and Hester J. Roberts by deed dated March 16, 1944, FOR: Filing Fee for Appeal of Case No. 81-39-A and recorded among the land records of Baltimore County in Liber RJS No. 1337, folio 137. Thence binding with the eleventh and twelfth lines of

294750 W

DATE October 15, 1380 ACCOUNT 01-662

W. Lee Thomas, Esquire

FOR: Posting for Appeal of Case No. 81-39-A

VAL. DATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINATA REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

VALIDATION OR SIGNATURE OF CASHIER

No. 091799

said deed the following courses

and distances: )2) N53' 16' 46' E a distance of 106.02 feet; and (& N36\* 30' 20" W a distance of 50.00 feet. Thence leaving said

line and running a course S53\*

16' 40" W a distance of 106.02 feet to a point of beginning. BEING that same parcel of

land which was laid out on a plat

of Sherwood Park Estate and

identified as Lot No. 3 which lat is recorded among the Plat

Pacords of Baltimore County in plat Book J.W.S. No. 2 folio 64 dated November 11, 1885.
CONTAINING 0.122 acres

more or less and located in the

Eighth Election District of Baltimore County in the State

Being the property of Charles E. Roberts, as shown on plat plan filed with the Zoning

THURSDAY, AUGUST 21, 1980 AT 10:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

WILLIAM E. HAMMOND

Zoning Commissione of Baltimore County

of Marviand.

Department. Hearing Date:

Maryland BY ORDER OF

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this Filing Fee \$ 25 Received: Cash#235 William E. Hammond, Zóning Commissioner \_ Reviewed by \*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. 

PETITION	MAPPING			<b>PROGRESS</b>			SHEE	T		
FUNCTION	Wall Map Or		Ori	iginsi Duplicate		Tracing		200 Sheet		
	date	by	date	Ьу	date	by	date	by	date	51
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA						<del></del>				
Reviewed by:					ed Pla e in ou		or des	cripti		
Previous case:				Мар#	ŧ				· <del></del>	.No